

## Active Listing



**Address:** Lot #3 Barnes Road **MLS #:** 4111351  
**Town:** Hyde Park  
**State Zip:** VT, 05655  
**Vill/Dist/Loc:**  
**Taxes:** 0.00 **Lot Acres:** 8.35  
**Taxes TBD:** Yes **Lot SqFt:** 363,726  
**Tax Year:** 11/12 **Est Open Space:**  
**Zoning:** RR **Permit Number:**  
**Flood Zone:** Unknown **Pole Number:**  
**Road Front:** No **Road Front:** 0  
**Water Front:** 0 **Easements:**  
**Water Acc Type:** Owned **Surveyed:** Yes  
**Wtr Body Type:** River  
**Wtr Body Name:**  
**MLS List Date:** 11/22/2011 **Closed Date:** **DOM:** 10  
**List \$:** \$54,900 **Closed \$:** **Sell/List Ratio:**  
**Original \$:** \$54,900

**Directions:** From Rte. 15 in Hyde Park take Rte. 100 North, left on Whitaker Road, left on Barnes Road, drive is .5 mile on right just before sage green house.

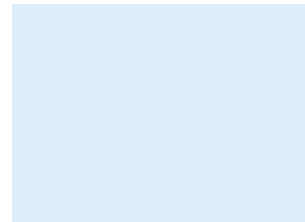
**Pub Rems:** Level building site in an open meadow perfect for horses, livestock and vegetable gardens. Excellent views of the Green Mountains and sunsets. 232' frontage along the Gihon River known for it superb fly fishing!

<b>Multiple Deeds:</b> No	<b>Mo. Lease Amt:</b>	<b>Association:</b> Yes	<b>Monthly Assoc. \$:</b>
<b>Wtr Body Restri:</b>	<b>Current/Land Use:</b>	<b>Surveyed By:</b>	<b>Land Gains:</b> No
<b>Total # Leases:</b>	<b>Total # Lots:</b>		

<b>Tax Rate:</b> 0.00	<b>Tax Class:</b> TBD	<b>Unadjusted Taxes:</b>
<b>Assmt:</b> 0.00	<b>Assmt Yr:</b>	<b>Covenant:</b> Yes
<b>County:</b> LamoilleVT	<b>Property ID:</b>	<b>Span:</b> 336-104-102
<b>District:</b> Lamoille North	<b>Elem Sch:</b> Hyde Park Elementary School	<b>Jr./Mid Sch:</b> Lamoille UHSD 18 (Lam)
<b>High Sch:</b> Lamoille UHSD #18	<b>Current Use:</b> No	<b>Plan/Survey:</b>
<b>Devel/Subdiv:</b>	<b>Resort:</b> No	

**Amenities:**

**Current Use:**  
**Electric:** Underground  
**Exposure:** South, West  
**Gas:** None  
**Location:** Near Skiing, River, Rural  
**Permit Status:** Local Issued, State Issued  
**Restrictions:**  
**Roads:** Shared  
**Sewer:** Leach Field-conventional, On Site Septic Needed, Septic Design Available  
**Shore Rights:**  
**Structure:**  
**Topography:** Fields, Horse Property, Level, Mountain View, Open, Pasture/field, River, River Frontage, Rural Setting, Sloping, Stream, View, Waterfront, Wooded  
**Utilities:**  
**Water:** On Site Well Needed



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BEARINGS ARE BASED UPON MAGNETIC NORTH AS INDICATED BY THE ARROW.

TOTAL SUBDIVISION ACREAGE:  
HYDE PARK SUBDIVISION ACREAGE IS 54.3 ACRES;  
JOHNSON SUBDIVISION ACREAGE IS 2.7 ACRES±.  
TOTAL SUBDIVISION ACREAGE IS 57.0 ACRES±, INCLUDING HIGHWAY RIGHT OF WAY.

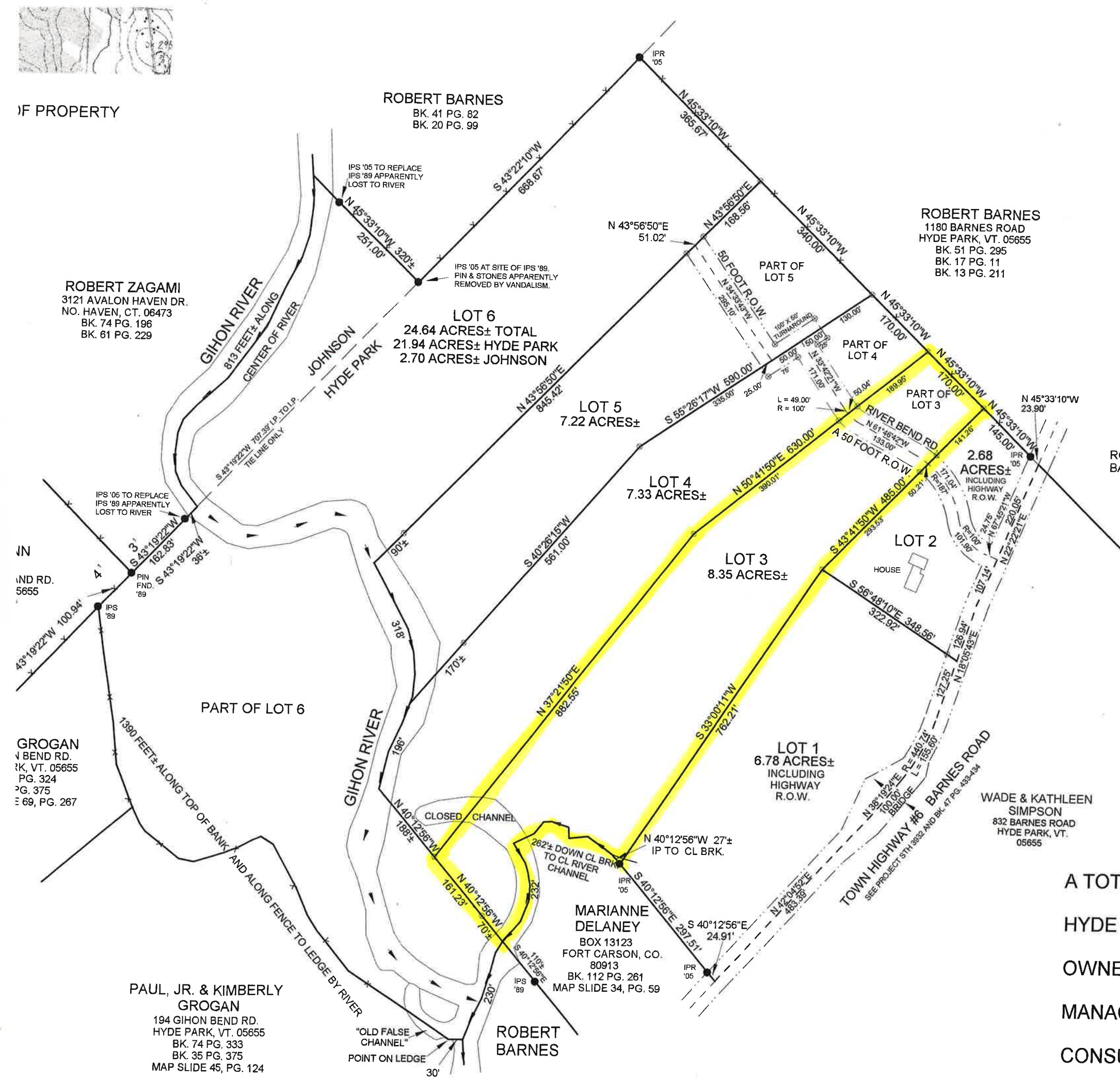
RIPARIAN BOUNDARIES:  
THE CENTER OF RIVER AS A DIVISION LINE ALONG THE PI THIS PARCEL IS CONSTANTLY CHANGING DUE TO BOTH / AND AVULSION. BECAUSE THE HISTORY OF THESE EVEN KNOWN WE ARE SHOWING THE CENTER OF THE RIVER A TODAY AS THE PROPERTY LINE. A RECENT CHANGE IN C BE REALIZED BY EXAMINING OUR FORMER SURVEY DATE REVISED 11/01/89. THIS CHANGE HAS NOT EFFECTED A C ACREAGE TO THE RIVERSIDE PROPERTIES.

LEGEND:

IPS '89	=	IRON PIN SET 1989
IPS '05	=	IRON PIN SET 2005
PIN FND.	=	IRON PIN FOUND
IPR '05	=	IRON PIN RECOVERED 2005
⊙	=	IRON PIN TO BE SET UPON /
---	=	CENTER LINE OF ROAD
---	=	FENCE
→	=	DIRECTION OF BROOK OR R

A TOTAL STATION SURVEY OF A PROPOSED SIX LOT SU  
"RIVER BEND ESTATES"  
HYDE PARK & JOHNSON, VERMONT SCALE

OWNER & SUBDIVIDER: Robert W. Bergum  
11901 N. Eaton Rd. Hayward, W  
MANAGER: Chris Goss 802-363-8719  
176 Highmeadow Rd. Stowe, VT  
CONSULTANT: Tom Wawrzeniak, Site Tech.#166



IF PROPERTY

ROBERT ZAGAMI  
3121 AVALON HAVEN DR.  
NO. HAVEN, CT. 06473  
BK. 74 PG. 196  
BK. 61 PG. 229

ROBERT BARNES  
BK. 41 PG. 82  
BK. 20 PG. 99

ROBERT BARNES  
1180 BARNES ROAD  
HYDE PARK, VT. 05655  
BK. 51 PG. 295  
BK. 17 PG. 111  
BK. 13 PG. 211

IN  
RD.  
5655

GROGAN  
V BEND RD.  
K, VT. 05655  
PG. 324  
PG. 375  
69, PG. 267

PAUL, JR. & KIMBERLY  
GROGAN  
194 GIHON BEND RD.  
HYDE PARK, VT. 05655  
BK. 74 PG. 333  
BK. 35 PG. 375  
MAP SLIDE 45, PG. 124

MARIANNE  
DELANEY  
BOX 13123  
FORT CARSON, CO.  
80913  
BK. 112 PG. 261  
MAP SLIDE 34, PG. 59

WADE & KATHLEEN  
SIMPSON  
832 BARNES ROAD  
HYDE PARK, VT.  
05655

ROBERT  
BARNES